

**SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM****SUBJECT:** RIVIERA FINAL PLAT**DEPARTMENT:** Planning & Development **DIVISION:** Development Review**AUTHORIZED BY:** Dan Matthys  **CONTACT:** Denny Gibbs  **EXT.** 7359**Agenda Date** 4/11/06 **Regular** ☐ **Consent** ☒ **Work Session** ☐ **Briefing** ☐  
**Public Hearing – 1:30** ☐ **Public Hearing – 7:00** ☐**MOTION/RECOMMENDATION:**

Approve and authorize the Chairman to execute, the final plat for Riviera located on South Sun Drive in Section 18, Township 20S, Range 30E.

District 4 – Commissioner Henley

(Denny Gibbs, Senior Planner)

**BACKGROUND:**

The applicant, Suncor Properties Inc., is requesting final plat approval for Riviera subdivision. The subject property is located on the south side of South Sun Drive, west of Greenwood Blvd. in Section 18, Township 20S, Range 30E. The plat consists of 39 townhome lots zoned PUD and is a replat of Lot 4, Greenwood at Lake Mary Phase 2. The proposed subdivision will be served by Seminole County for water and sewer.

Staff has reviewed the plat and finds that it complies with Chapter 35 of the Seminole County Land Development Code and Chapter 177, Florida Statutes. Prior to recording the applicant will submit a performance bond in compliance with the SCLDC Section 35.44(e)(1).

**STAFF RECOMMENDATION:**


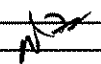
Staff recommends the Board approve and authorize the Chairman to execute the final plat for Riviera.

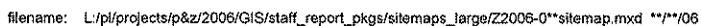
District 4 – Commissioner Henley

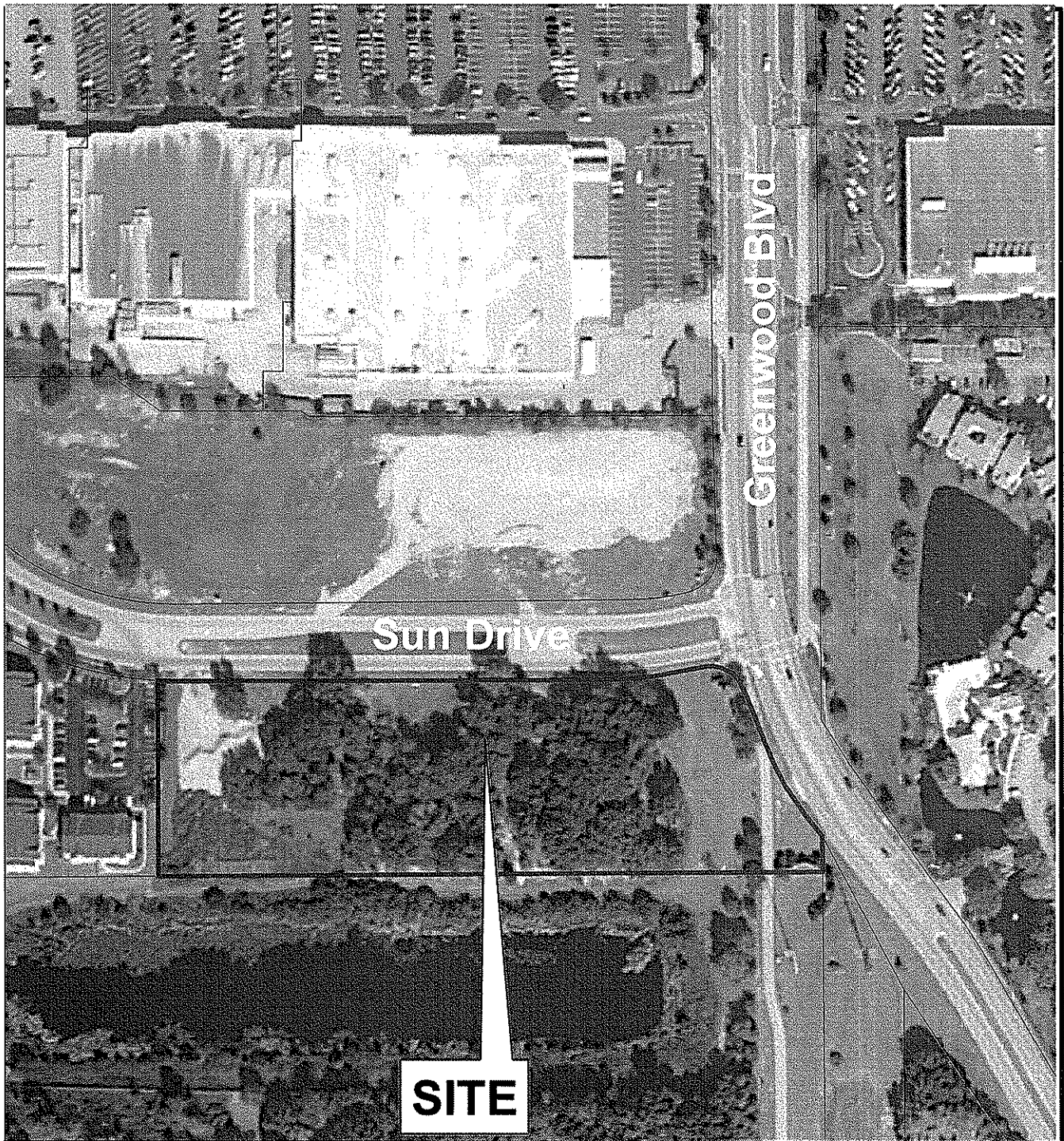
Attachments: Location Map

Site Map

Reduced Copy of Plat

Reviewed by:	
Co Atty:	
DFS:	
Other:	
DCM:	
CM:	
File No.	cpdd02





Rivera Final Plat

- ☐ Parcel
- ☐ Subject Property



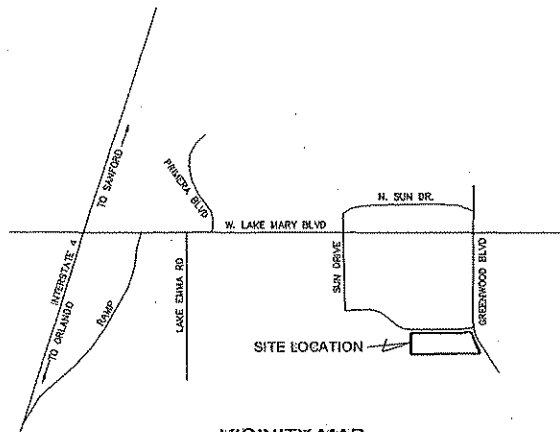
January 2004 Color Aerials

PLAT  
BOOK

PAGE

**RIVIERA**

A REPLAT OF LOT 4, GREENWOOD AT LAKE MARY PHASE 2,  
PLAT BOOK 54, PAGES 48 THROUGH 51, SEMINOLE COUNTY, FLORIDA  
SECTION 18, TOWNSHIP 20 SOUTH, RANGE 30 EAST  
SEMINOLE COUNTY, FLORIDA



VICINITY MAP  
SCALE ~ NONE

## DESCRIPTION:

FROM THE MOST NORTHWESTERLY CORNER OF LOT 4, GREENWOOD AT LAKE MARY PHASE 2, AS RECORDED IN PLAT BOOK 54, PAGES 48 THROUGH 51, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AS A POINT OF BEGINNING; RUN THENCE ALONG THE BOUNDARY OF SAID LOT 4 THE FOLLOWING COURSES AND DISTANCES; SAID POINT BEING ON THE ARC OF A CURVE CONCAVE NORTHEAST AND HAVING A RADIUS OF 477.50'; THENCE FROM A CHORD BEARING OF S88°30'28"E RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°22'09" A DISTANCE OF 28.08' TO THE P.T. OF SAID CURVE; RUN THENCE N89°48'27"E A DISTANCE OF 578.53' TO THE P.C. OF A CURVE CONCAVE NORTHWEST AND HAVING A RADIUS OF 477.50'; RUN THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°01'31" A DISTANCE OF 91.86' TO THE P.T. OF SAID CURVE; RUN THENCE N78°46'56"E A DISTANCE OF 45.59' TO THE P.C. OF A CURVE CONCAVE SOUTHWEST AND HAVING A RADIUS OF 50.00'; RUN THENCE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 84°37'08" A DISTANCE OF 73.84' TO THE P.R.C. WITH A CURVE CONCAVE NORTHEAST AND HAVING A RADIUS OF 1044.52'; RUN THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°15'17" A DISTANCE OF 95.78' TO THE P.T. OF SAID CURVE; RUN THENCE S21°51'13"E A DISTANCE OF 11.46' TO THE P.C. OF A CURVE CONCAVE NORTHEAST AND HAVING A RADIUS OF 1540.00'; RUN THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°55'02" A DISTANCE OF 159.04' TO A POINT ON THE ARC OF SAID CURVE AND TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE FROM A CHORD BEARING OF N24°48'44"W RUN S89°34'32"E ON A NON-RADIAL BEARING A DISTANCE OF 899.85' TO THE SOUTHWEST CORNER OF SAID LOT 4; RUN THENCE N00°11'33"W ON A NON-RADIAL BEARING A DISTANCE OF 267.57' TO THE POINT OF BEGINNING.

## NOTES:

1. BEARING STRUCTURE BASED ON THE CENTERLINE OF S. SUN DRIVE AT LOT 4 BEING N89°48'27"E, AS PER RECORD PLAT.
2. THOSE PARTS OF TRACT "A" DESIGNATED AS "COMMON AREAS" ARE OPEN SPACE AND ARE TO BE OWNED AND MAINTAINED BY THE RIVIERA TOWNHOMES OWNERS ASSOCIATION, INC. AND SHALL SERVE AS INGRESS/EGRESS, AND UTILITY EASEMENTS FOR THE INSTALLATION, MAINTENANCE AND REPAIR OF UTILITIES BY THE PRIVATE UTILITY COMPANIES SERVING THE LAND. COMMON AREAS CAN BE USED FOR: LANDSCAPING, WALLS, FENCES, AND SIGNS AS DESIGNATED BY THE ASSOCIATION.
3. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
4. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PUBLIC EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC UTILITY COMMISSION.
5. TRACT "B" IS NOT INCLUDED IN PROPERTIES TO BE OWNED BY, RIVIERA TOWNHOME OWNERS ASSOCIATION, INC.

## LEGEND:

- ◻ DENOTES PERMANENT REFERENCE MONUMENT (PRM), 4x4 CONCRETE MONUMENT WITH METAL DISK MARKED, "MIMS PRM LS2494"
- DENOTES PERMANENT CONTROL POINT (PCP) NAIL & METAL DISK MARKED, "MIMS PCP LS2494"
- Δ o DENOTES POINT OF INTERSECTION - POINT NOT SET IN FIELD

## NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS PLAT PREPARED BY:  
MIMS SURVEYING & MAPPING, INC.  
LB7076  
8238 FORT THOMAS WAY  
ORLANDO, FLORIDA 32822  
407-275-6691  
PROJ. NO. M0327PLAT1

## CERTIFICATE OF COUNTY SURVEYOR

I have reviewed this plat and find it to be in conformity with  
Chapter 177.08(1) Florida Statutes

Steve L. Wessels, PSM  
Florida Registration Number 4589  
County Surveyor for Seminole County, Florida

Date

## CERTIFICATE OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a professional surveyor and mapper that has prepared the foregoing plat and was made under my direction and supervision and that the plat complies with all of the survey requirements of Chapter 177, Florida Statutes; and that said land is located within Seminole County, Florida.

Dated: 3/6/06

Signed

WALTER T. MIMS

MIMS SURVEYING & MAPPING, INC. LB7076  
8238 FORT THOMAS WAY  
ORLANDO, FLORIDA 32822

FLA REG NO. LS2494

## CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on \_\_\_\_\_ the  
foregoing plat was approved by the Board of County Commissioners  
of Seminole County, Florida:

Chairman of the Board Signature

ATTEST:

Printed Name

Printed Name

## CERTIFICATE OF CLERK OF CIRCUIT COURT

I HEREBY CERTIFY That I have examined the foregoing plat and find  
that it complies in form with all the requirements of Chapter 177,  
Florida Statutes, and was filed for record on \_\_\_\_\_

at \_\_\_\_\_

File No. \_\_\_\_\_

## CLERK OF THE COURT

In and for Seminole County, Florida

BY:

D.C.



# GRAPHIC SCALE

( IN FEET )  
1 inch = 60 ft.

## RIVIERA

A REPLAT OF LOT 4, GREENWOOD AT LAKE MARY PHASE 2,  
PLAT BOOK 54, PAGES 48 THROUGH 51, SEMINOLE COUNTY, FLORIDA  
SECTION 18, TOWNSHIP 20 SOUTH, RANGE 30 EAST  
SEMINOLE COUNTY, FLORIDA

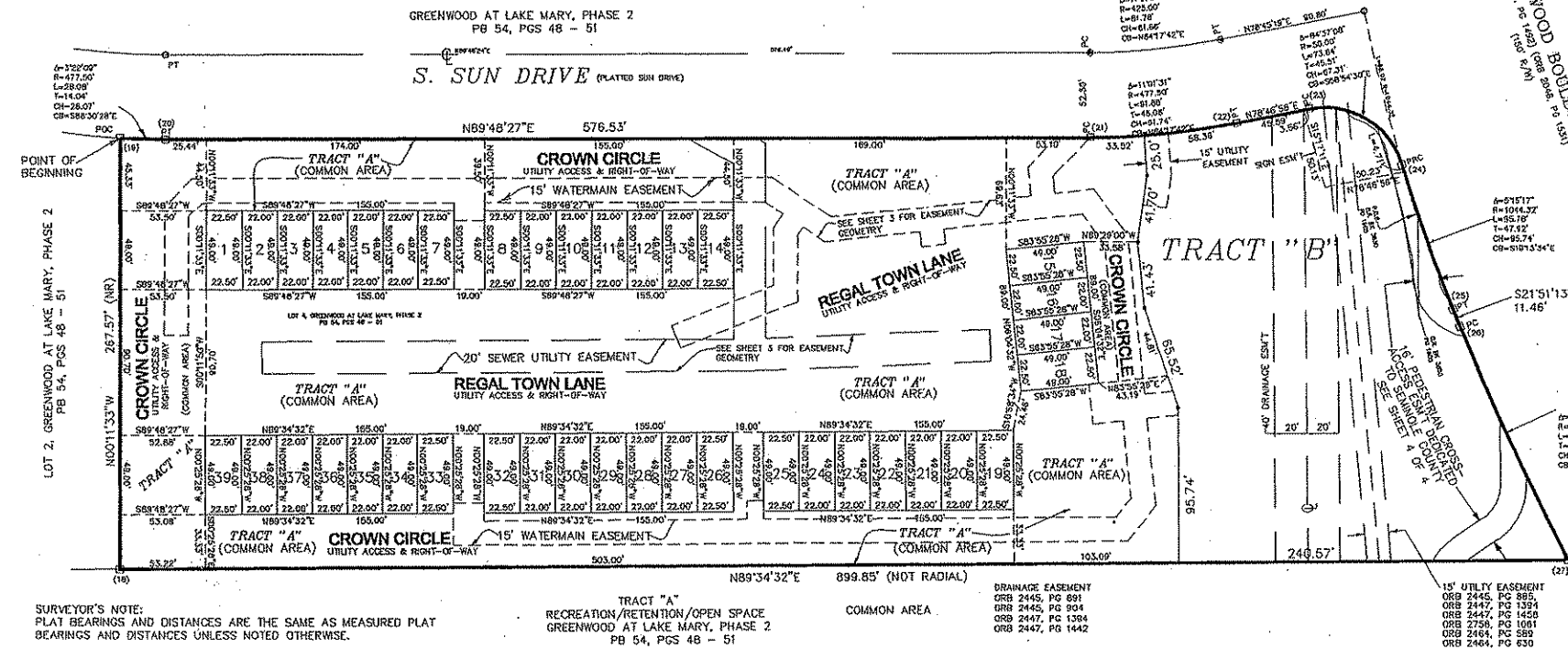
PLAT  
BOOK

PAGE

SHEET 2 OF 4

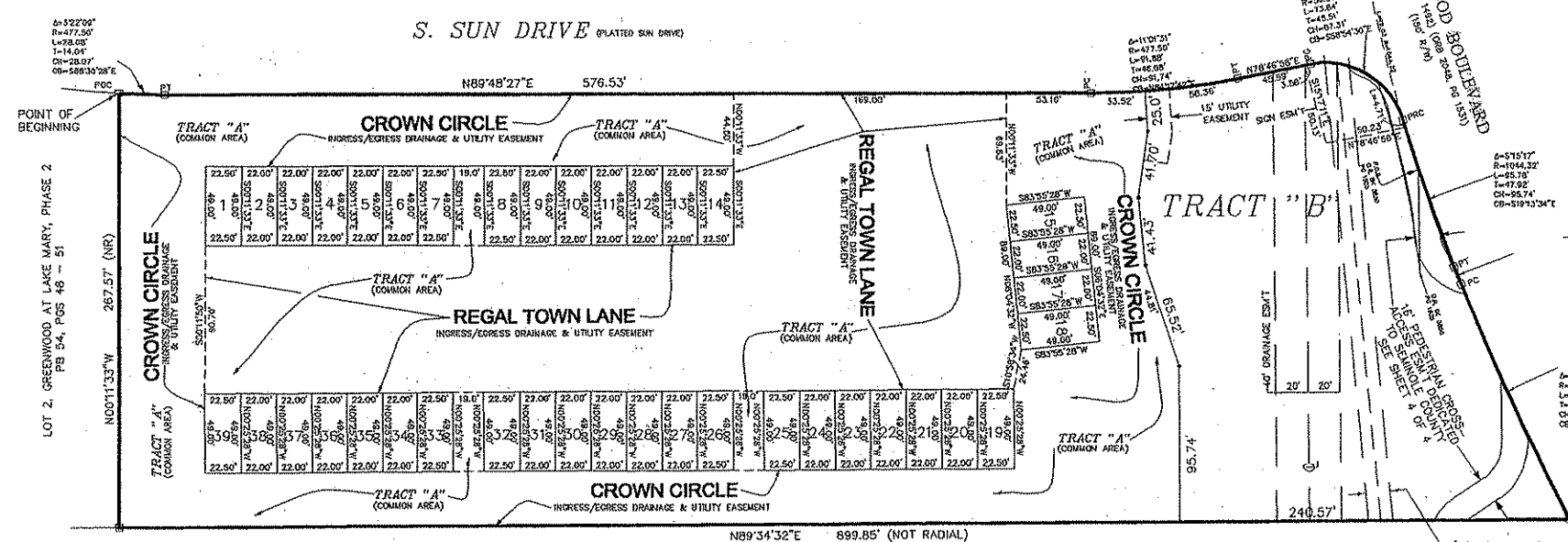
NOTE:  
PRM STATE PLANE COORDINATES BASED ON  
PUBLISHED COORDINATES PER PLAT OF, GREENWOOD  
AT LAKE MARY PHASE 2, P.B. 54, PGS 48 - 51

- (19) N: 1008472.5194  
E: 544135.5209
- (20) N: 1008471.7053  
E: 544135.5209
- (21) N: 1008471.0050  
E: 544135.5209
- (22) N: 1008480.0073  
E: 544831.3356
- (23) N: 1008489.0449  
E: 544876.0784
- (24) N: 1008454.6195  
E: 544933.6171
- (25) N: 1008564.1253  
E: 544864.8791
- (26) N: 1008555.4789  
E: 544868.1130
- (27) N: 1008508.9925  
E: 545036.3982
- (18) N: 1008534.5813  
E: 544135.5209



### TOWNHOME UNIT DESIGNATION & GEOMETRY DRAWING

SCALE 1" = 60'



### TRACT IDENTIFICATION & LOCATION DETAIL

SCALE 1" = 60'

- ABBREVIATIONS & LEGEND:
- ESM'T = EASEMENT
  - Δ = DELTA
  - R = RADIUS
  - ARC LEN. = ARC LENGTH
  - TAN. = TANGENT LENGTH
  - CH = CHORD
  - CHD BRNG = CHORD BEARING
  - O.R. = OFFICIAL RECORDS
  - BK = BOOK
  - PC = POINT OF CURVATURE
  - PT = POINT OF TANGENT
  - POC = POINT ON CURVE
  - PG = PAGE
  - S = SOUTH
  - E = EAST
  - W = WEST
  - N = NORTH
  - CL = CENTERLINE
  - PRM = PERMANENT REFERENCE MONUMENT
  - PCP = PERMANENT CONTROL POINT
  - DENOTES SET PRM (A 4x4 CONCRETE MONUMENT WITH METAL DISK MARKED, "PRM MIMS 152484")

THIS PLAT PREPARED BY:  
MIMS SURVEYING & MAPPING, INC.  
LB7076  
8238 FORT THOMAS WAY  
ORLANDO, FLORIDA 32822  
407-275-6691  
PROJ. NO. M0454PLAT 1 MAR 06

3 MAR 06

GRAPHIC SCALE

( IN FEET )  
1 inch = 80 ft.

# RIVIERA

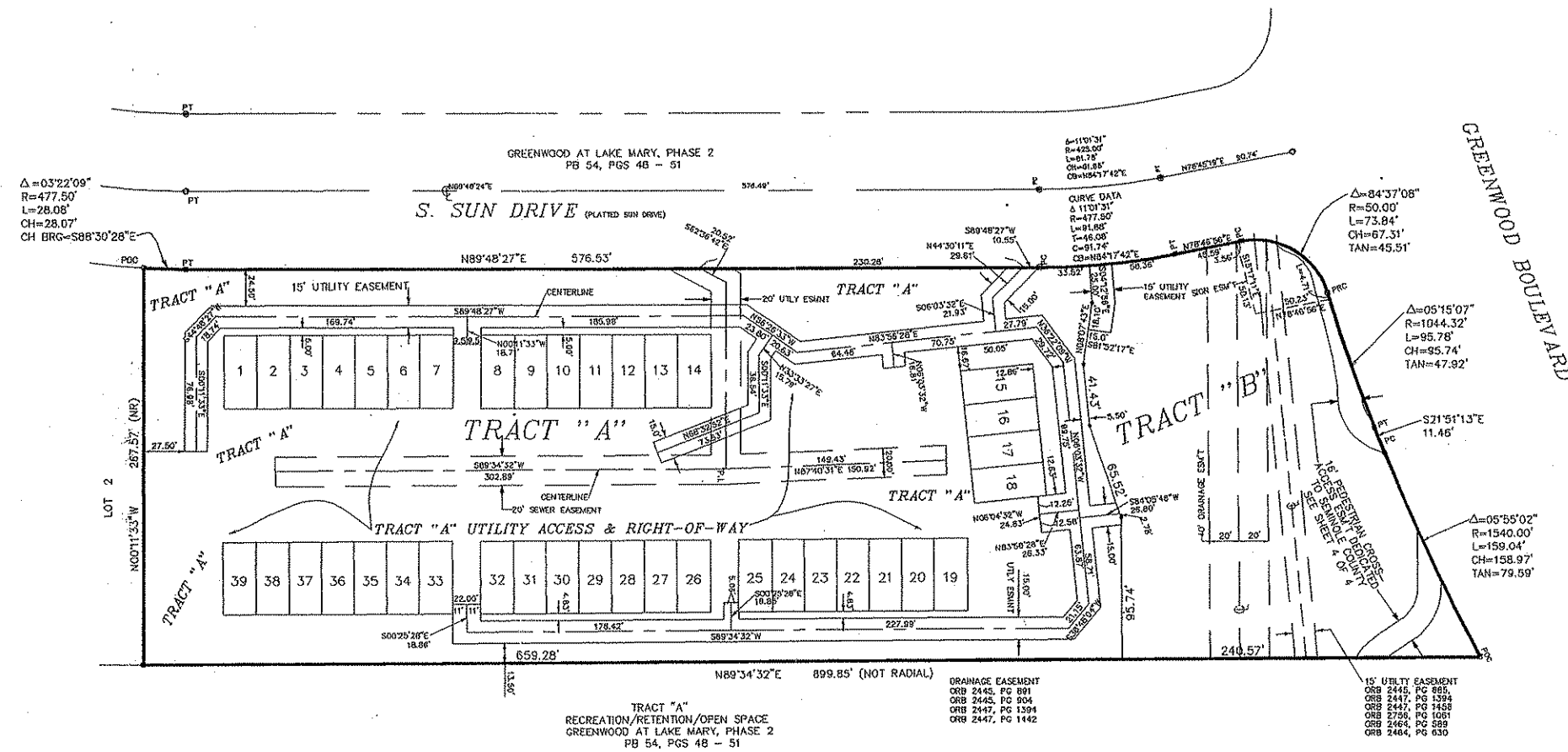
A REPLAT OF LOT 4, GREENWOOD AT LAKE MARY PHASE 2,  
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SEMINOLE COUNTY, FLORIDA

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## EASEMENT GEOMETRY SHEET

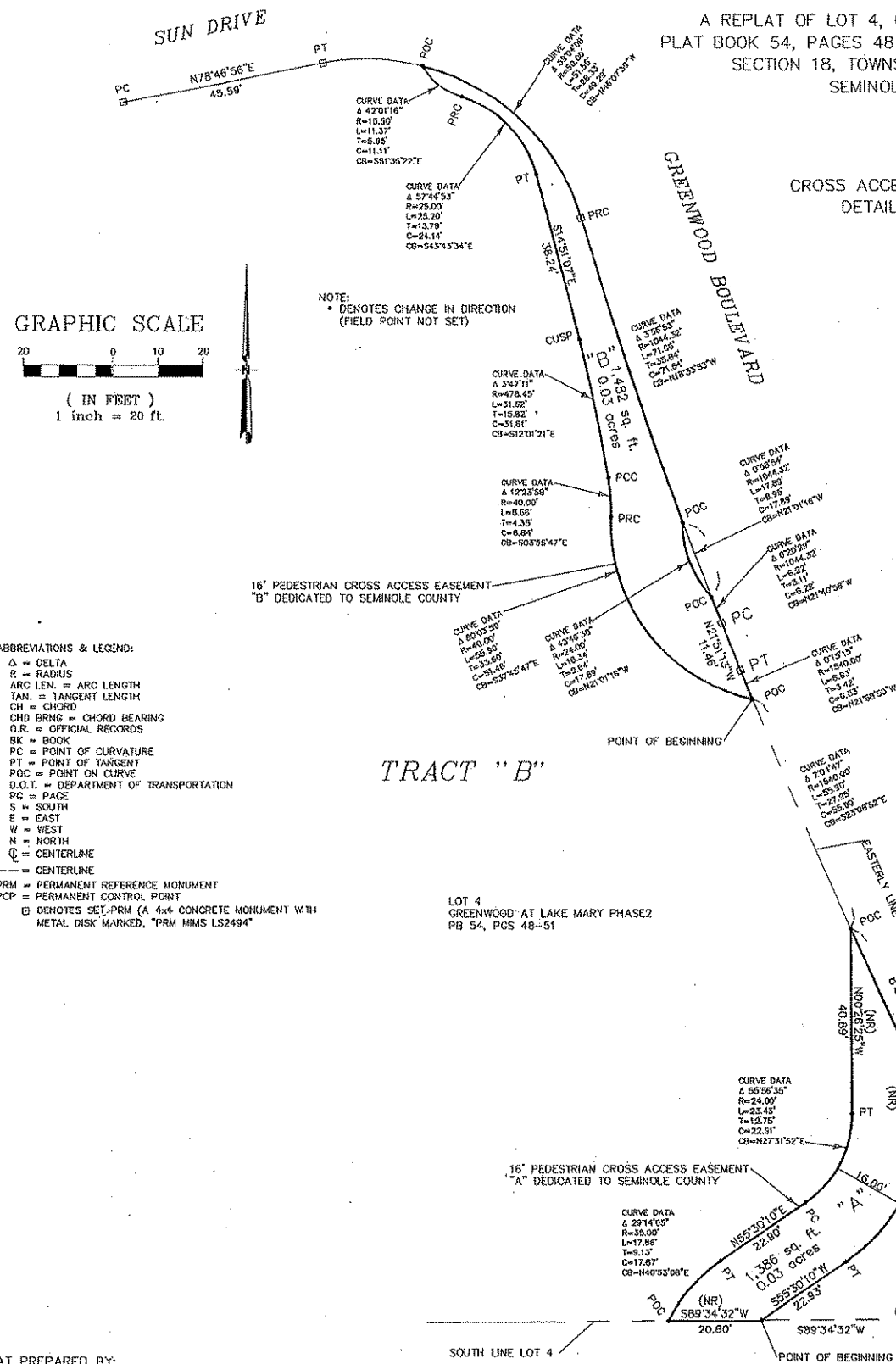


ABBREVIATIONS & LEGEND:  
ESM'T = EASEMENT  
Δ = DELTA  
R = RADIUS  
ARC LEN. = ARC LENGTH  
TAN. = TANGENT LENGTH  
CH = CHORD  
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PROJ. NO. M0454PLAT

## BELLE TERRE

A REPLAT OF LOT 4, GREENWOOD AT LAKE MARY PHASE 2,  
PLAT BOOK 54, PAGES 48 THROUGH 51, SEMINOLE COUNTY, FLORIDA  
SECTION 18, TOWNSHIP 20 SOUTH, RANGE 30 EAST  
SEMINOLE COUNTY, FLORIDA

CROSS ACCESS EASEMENT  
DETAIL SHEET

DESCRIPTION: 16' PEDESTRIAN CROSS ACCESS EASEMENT "A"  
BEING A PORTION OF LOT 4, GREENWOOD AT LAKE MARY PHASE 2, AS RECORDED IN PLAT BOOK 54, PAGES 48 THROUGH 51, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
FROM THE SOUTHEAST CORNER OF SAID LOT 4, RUN S89°34'32"W ALONG THE SOUTH LINE OF SAID LOT 4 A DISTANCE OF 62.11 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S89°34'32"W ALONG THE SOUTH LINE OF SAID LOT 4 A DISTANCE OF 20.60 FEET; THENCE DEPARTING THE SOUTH LINE OF SAID LOT 4 FROM A CHORD BEARING OF N40°53'08"E RUN NORTHEASTERLY ALONG THE ARC OF A CURVE HAVING A RADIUS OF 35.00 FEET THROUGH A CENTRAL ANGLE OF 29°14'05" A DISTANCE OF 17.86 FEET TO THE PT OF SAID CURVE; RUN THENCE N55°30'10"E A DISTANCE OF 22.90 FEET TO THE P.C. OF A CURVE CONCAVE NORTHWEST AND HAVING A RADIUS OF 24.00 FEET; RUN THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 55°56'35" A DISTANCE OF 23.43 FEET TO THE PT OF SAID CURVE; RUN THENCE N00°26'25"W A DISTANCE OF 40.89 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF SAID LOT 4; SAID INTERSECTION BEING ON THE ARC OF A CURVE CONCAVE NORTHEAST AND HAVING A RADIUS OF 1540.00 FEET; THENCE FROM A CHORD BEARING OF S24°54'22"E RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE EASTERLY LINE OF SAID LOT 4 THROUGH A CENTRAL ANGLE OF 01°26'15" A DISTANCE OF 38.63 FEET TO A POINT ON THE ARC OF SAID CURVE; THENCE DEPARTING THE ARC OF SAID CURVE AND THE EASTERLY LINE OF SAID LOT 4 RUN S00°26'25"E A DISTANCE OF 5.73 FEET TO THE PC OF A CURVE CONCAVE NORTHWEST AND HAVING A RADIUS OF 40.00 FEET; RUN THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 55°56'35" A DISTANCE OF 39.06 FEET TO THE PT OF SAID CURVE; RUN THENCE S95°30'10"W A DISTANCE OF 22.93 FEET TO THE POINT OF BEGINNING.  
CONTAINING 0.03 ACRES

DESCRIPTION: 16' PEDESTRIAN CROSS ACCESS EASEMENT "B"  
BEING A PORTION OF LOT 4, GREENWOOD AT LAKE MARY PHASE 2, AS RECORDED IN PLAT BOOK 54, PAGES 48 THROUGH 51, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
FROM THE SOUTHEAST CORNER OF SAID LOT 4, SAID CORNER BEING ON THE ARC OF A CURVE CONCAVE NORTHEAST AND HAVING A RADIUS OF 1540.00 FEET RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE EASTERLY LINE OF SAID LOT 4, FROM A CHORD BEARING OF N24°56'21"W A DISTANCE OF 152.21 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE EASTERLY LINE OF SAID LOT 4, FROM A CHORD BEARING OF N21°58'50"W THROUGH A CENTRAL ANGLE OF 00°15'15" A DISTANCE OF 6.83 FEET TO THE PT OF SAID CURVE; RUN THENCE N21°51'13"W A DISTANCE OF 11.46 FEET TO THE PC OF A CURVE CONCAVE NORTHEAST AND HAVING A RADIUS OF 1044.32 FEET; RUN THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°20'29" A DISTANCE OF 6.22 FEET TO A POINT ON THE ARC OF SAID CURVE AND THE EASTERLY LINE OF SAID LOT 4; THENCE DEPARTING THE ARC OF SAID CURVE AND THE EASTERLY LINE OF SAID LOT 4 FROM A CHORD BEARING OF N21°01'16"W RUN NORTHWESTERLY ALONG THE ARC OF A CURVE BEING CONCAVE NORTHEAST AND HAVING A RADIUS OF 24.00 FEET THROUGH A CENTRAL ANGLE OF 43°46'38" A DISTANCE OF 18.34 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY LINE OF SAID LOT 4; SAID POINT OF INTERSECTION BEING ON THE ARC OF A CURVE CONCAVE NORTHEAST AND HAVING A RADIUS OF 1044.32 FEET; THENCE FROM A CHORD BEARING OF N18°33'53"W RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE EASTERLY LINE OF SAID LOT 4 THROUGH A CENTRAL ANGLE OF 03°55'53" A DISTANCE OF 71.66 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWEST AND HAVING A RADIUS OF 90.00 FEET; RUN THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE EASTERLY LINE OF SAID LOT 4 THROUGH A CENTRAL ANGLE OF 59°04'06" A DISTANCE OF 51.55 FEET TO A POINT ON THE ARC OF SAID CURVE AND A POINT OF CUSP WITH A CURVE CONCAVE NORTHEAST AND HAVING A RADIUS OF 15.50 FEET; THENCE DEPARTING THE EASTERLY LINE OF SAID LOT 4 FROM A CHORD BEARING OF S46°07'59"E RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FROM A CHORD BEARING OF S61°35'22"E THROUGH A CENTRAL ANGLE OF 42°01'16" A DISTANCE OF 11.37 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWEST AND HAVING A RADIUS OF 25.00 FEET; RUN THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°44'53" A DISTANCE OF 25.20 FEET TO THE PT OF SAID CURVE; RUN THENCE S14°51'07"E A DISTANCE OF 38.24 FEET TO THE POINT OF CUSP WITH A CURVE CONCAVE SOUTHWEST AND HAVING A RADIUS OF 478.45 FEET; THENCE FROM A CHORD BEARING S12°01'21"E RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°47'11" A DISTANCE OF 31.62 FEET TO THE POINT OF CURVATURE WITH A CURVE CONCAVE SOUTHWEST AND HAVING A RADIUS OF 40.00 FEET; RUN THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°23'08" A DISTANCE OF 8.66 FEET TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE NORTHEAST AND HAVING A RADIUS OF 40.00 FEET; RUN THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 80°03'59" A DISTANCE OF 55.90 FEET TO THE POINT OF BEGINNING.  
CONTAINING 0.03 ACRES

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PROJ. NO. M0454PLAT